



Monmouth Street, Middleton M24

- FREEHOLD
- BUILT IN 1940'S
- IDEAL FOR ALL TYPES OF BUYERS
- EXTENDED
- EPC D
- NO CHAIN
- EXCELLENT LOCATION & CLOSE TO MIDDLETON TOWN CENTRE
- OFF ROAD PARKING
- WELL MAINTAINED REAR GARDEN
- COUNCIL TAX BAND - B

Asking Price £230,000

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HERE TO GET *you* THERE

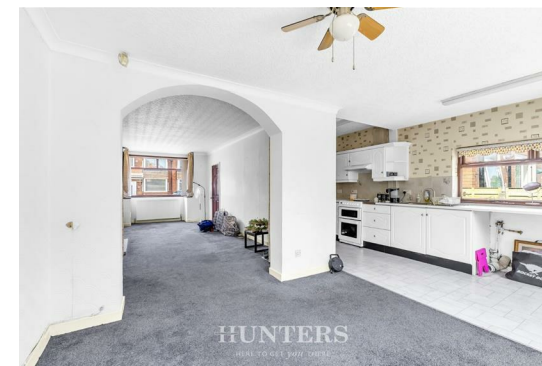
Hunters are pleased to bring to the market this extended 1940s three bedroom semi detached home, set within a highly sought after residential area on Moumouth Street in Middleton, making it an excellent choice for a growing family. Having been owned and carefully maintained by the same family for many years, the property has clearly been well cared for throughout. It now offers fantastic scope for some modernisation, giving prospective buyers the opportunity to update and style the home to suit their own preferences. The property is offered to the market with no onward chain.



Internally, the property is thoughtfully arranged and briefly comprises an entrance hallway, a generously sized lounge with a feature bay window and an extended open plan kitchen/dining area running across the rear of the home. This versatile space works well for both family living and entertaining, with direct access out to the rear garden. The ground floor also benefits from practical under stairs storage.



To the first floor, the landing leads to three well proportioned bedrooms, including two generous doubles and a further single bedroom, along with a modern wet room and additional storage cupboard.



Externally, the property benefits from a front garden area with a driveway providing off road parking and access to the rear. The rear garden is well maintained and features a paved patio area, ideal for outdoor seating and entertaining.

Monmouth Street is conveniently situated close to well regarded schools, local amenities, and excellent transport links, the property is within easy reach of a nearby train station and the motorway network, with Manchester city centre accessible in approximately 25 minutes by car.



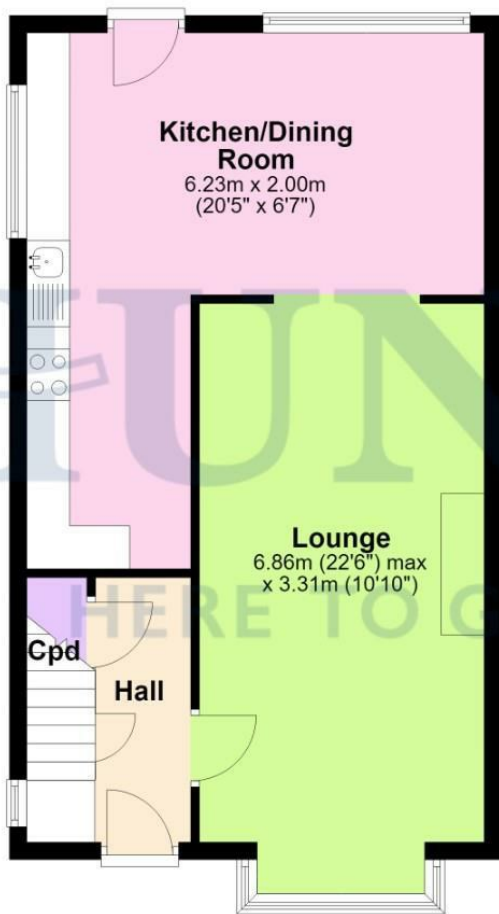
Viewing is highly recommended to fully appreciate the space, potential, and accommodation on offer.

Tenure: Freehold
EPC Rating: D
Council Tax Band: B



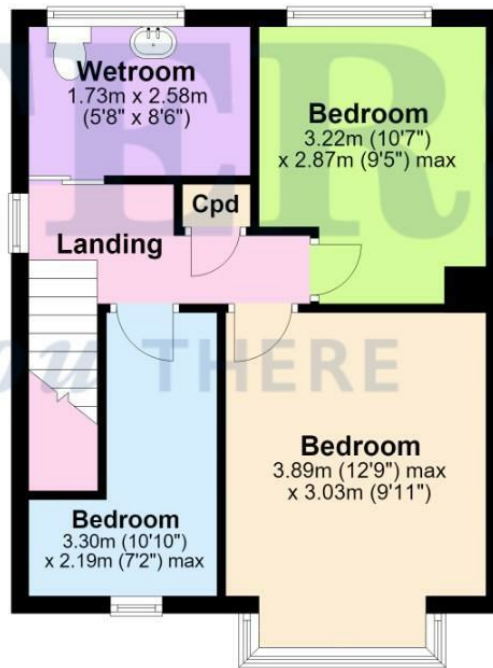
Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



Total area: approx. 87.4 sq. metres (941.0 sq. feet)

Disclaimer - This floorplan is for illustrative purposes only. All measurements are approximate and not guaranteed to be exact or to scale. Whilst all efforts have been made to ensure its accuracy we make no guarantee, warranty or representation and any buyer should confirm measurements using their own source.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

Viewing

Please contact our Hunters North Manchester Office on 0161 637 4083 if you wish to arrange a viewing appointment for this property or require further information.



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